

GOAL UR 1 **Growth:** Accommodate long-range population and employment growth within the Hillsboro Planning Area*.



Enhancing Livability and Recreation

- POLICY UR 1.1 **Transition from rural to urban.** Provide for the orderly and efficient transition of land from rural to urban use.
- POLICY UR 1.2 **Designate land for projected growth.** Designate land uses in a manner that accommodates projected population and employment growth.
- POLICY UR 1.3 **Facilitate infill.** Facilitate the infill of vacant or underutilized land consistent with City Comprehensive Plan land use designations
- POLICY UR 1.4 Compact, mixed-use development in centers and along corridors.** Focus higher density, pedestrian oriented, and transit supportive mixed-use development within Regional Centers*, Transit Station Communities*, Town Centers*, Neighborhood Centers*, and along select Corridors*.
- POLICY UR 1.5 **Balance higher densities with other impacts.** Promote higher densities when proposed development is sufficiently designed to mitigate potential negative aesthetic, environmental, and social impacts and demonstrates high levels of compliance with City development standards and design guidelines.
- POLICY UR 1.6 Targeted revitalization.** Prioritize investment in and revitalization of areas where private investment patterns are not accomplishing this objective.
- POLICY UR 1.7 **Range of employment lot sizes.** Manage employment land to provide a range of lot sizes that accommodate a variety of employment types.
- POLICY UR 1.8 **Routinely verify supply of developable land.** Routinely verify whether the City's supply of developable land is sufficient to meet short and long-term employment and housing needs.
- POLICY UR 1.9 **Request additional lands for projected growth.** Request additional lands for urbanization* when the Hillsboro Planning Area will not accommodate the 20-year projected demand for employment and/or housing.

Commented [APR1]: This policy generated a significant debate at Planning Commission, specifically about whether density should be focused on corridors. Staff's recommendation is to not make edits to this policy as corridors are a key component of the Metro 2040 Growth Concept, which our Design Hierarchy extends.

Commented [APR2]: PC questioned whether this policy belongs in this goal. Staff's recommendation is to leave this policy here as revitalization often occurs with urbanization, or can aid in infill development.

GOAL UR 2 **Consistency:** Ensure local planning consistency with the region and the state.

- POLICY UR 2.1 **Local and regional plans consistency.** Ensure consistency with the Metro Urban Growth Management Functional Plan.
- POLICY UR 2.2 **Adopt Comprehensive Plan designations.** Ensure that all lands within Hillsboro city limits receive City Comprehensive Plan land use designations.
- POLICY UR 2.3 **Development consistent with zoning, plans, and agreements.** Support new development*, infill development*, and redevelopment* in a manner that maintains compatibility* with surrounding areas and is consistent with adopted zoning, relevant City community-level plans, and formal intergovernmental agreements.
- POLICY UR 2.4 **Urbanized unincorporated annexation.** Adopt City land use designations that are most comparable to existing Washington County designations for newly annexed urbanized* areas until the City has completed community-level planning, consistent with the urban planning intergovernmental agreement and other intergovernmental agreements.
- POLICY UR 2.5 **Unurbanized unincorporated annexations.** Require City community-level planning and the subsequent adoption of City Comprehensive Plan Land Use designations prior to the annexation of unincorporated, unurbanized* areas.
- POLICY UR 2.6 **Consistent community-level planning procedures.** Maintain consistent procedures for City community-level planning in new development, infill development, and redevelopment areas.
- POLICY UR 2.7 **Partner to ensure City governance and service delivery.** Partner with Washington County, other public agencies, and special districts to ensure that local planning reflects City responsibility for ultimate governance of and service delivery to identified unincorporated urbanized and unurbanized areas.
- POLICY UR 2.8 **Update urban service and planning agreements.** Establish and periodically update urban service, urban planning, and other formal intergovernmental agreements as needed to support urbanization, annexation, and urban service provision.

Commented [APR3]: Per prior Planning Commission input, a definition has been added for this term.

Commented [APR4]: Staff is considering adding a definition or further revising the term “community-level planning” to clarify the scope of that effort and the parties responsible.

GOAL UR 3 **Inclusivity:** Plan, develop, and enhance the urban built environment to meet the needs of community members of all ages, abilities, cultures, and incomes.

POLICY UR 3.1 **Compatibility with the community's needs and resources.** Ensure development of land that is consistent and compatible with the community's needs and resources.

POLICY UR 3.2 **Mix of uses and innovative design.** Advance a mix of uses and innovative architectural and site designs that integrate access to daily needs into neighborhoods and yield an active public realm that enriches the lives and health of the whole community.

POLICY UR 3.3 **Range of housing choices.** Provide a range of housing choices that meet the needs and preferences of current and future community members of all ages, abilities, cultures and incomes.

POLICY UR 3.4 **Strategies and tools to address gentrification.** Create strategies to assess the risk associated with gentrification* and ~~identify tools to ensure that new development and neighborhood change do not disproportionately impact vulnerable households~~ use tools to mitigate the effects of new development and change on vulnerable households.

POLICY UR 3.5 **Range of employment types.** Foster a range of employment types intended to benefit Hillsboro and the region.

POLICY UR 3.6 **Perform ESEE analysis.** Consider the economic, environmental, social, and energy consequences of urban growth when determining the appropriate location and intensity of urban growth.

POLICY UR 3.7 **Energy implications of urbanization and higher-density redevelopment.** Support climate change mitigation and adaptation measures including pursuing resource efficiency*, renewable energy*, and reduction of non-renewable energy use when areas are urbanized or are being redeveloped at higher densities.

Commented [APR5]: Planning Commission questioned whether we needed to specify both access to daily needs and an active public realm, as they could be duplicative. Staff recommends leaving both terms in as they can be independent. CAC agreed with this recommendation.

Commented [APR6]: This policy was added pursuant to Planning Commission feedback to more specifically address gentrification. CAC recommended additional edits as shown.

Commented [APR7]: Planning Commission requested clarification of when this policy would be applicable. This language has also been made consistent with Energy & Climate Change Goals & Policies.

GOAL UR 4 **Facilities & Services:** Provide for the orderly and efficient extension of public facilities and services.

POLICY UR 4.1 **Public service extension while maintaining existing services.** Integrate the type, design, timing, and location of public facilities and services in a manner that accommodates expected population and employment growth while maintaining the City's ability to continue providing existing services citywide.

POLICY UR 4.2 **Public service extension prior to urban development.** Require the provision of public facilities and services prior to or concurrent with urban development.

- POLICY UR 4.3 **Development contributes to funding public service extension.** Adopt additional funding methodologies, as needed, to ensure that new development and redevelopment adequately contribute to funding the necessary extension of public facilities and services.
- POLICY UR 4.4 **Annexation based on proximity to services.** Ensure that properties to be annexed can be reasonably served by public facilities and services.
- POLICY UR 4.5 **Equitable and standardized annexation practices.** Maintain equitable and standardized annexation practices.
- POLICY UR 4.6 **Inter-agency coordination on service delivery.** Coordinate the extension of public facilities and services and prioritization of capital expenditures with Washington County, other public agencies, and special districts responsible for providing facilities and services within Hillsboro city limits.
- POLICY UR 4.7 **Inter-agency collaboration on regional infrastructure and environmental impacts.** Collaborate with regional partners on the regulations that address regional infrastructure and environmental impacts, such as transportation, water, and floodplain development standards.

Commented [APR8]: Planning Commission questioned whether this policy was clear enough. This language is used elsewhere in the region, but staff may refine this policy further if “equitable and standardized” is too vague.

GOAL UR 5 **Edge Compatibility:** Enhance compatibility between urban uses and agricultural and forest uses on adjacent land outside the Urban Growth Boundary.

- POLICY UR 5.1 **Compatibility between urban uses and agricultural or forest practices.** Promote compatibility between urban uses and adjacent agricultural or forest practices outside the Urban Growth Boundary.
- POLICY UR 5.2 **Lower-intensity uses beside rural reserves.** Focus lower-intensity urban development adjacent to rural reserves*, designed to create an effective transition between urban uses and agricultural and forest uses.
- POLICY UR 5.3 **Urban uses beside urban reserves.** Design development adjacent to urban reserves* to maintain a cohesive urban environment as these areas develop in the future.
- POLICY UR 5.4 **Public facility design near agricultural and forest practices.** Consider the design of public facilities and services to accommodate nearby agricultural and forest practices.
- POLICY UR 5.5 **City greenway system buffer.** Pursue a City greenway system that enhances buffering between urban uses and nearby agricultural and forest uses outside the Urban Growth Boundary.

DEFINITIONS

Compatibility: The capability of adjacent uses to exist together without significant discord or disharmony.

Corridors: See Design Type Designations in Design & Development Goals and Policies.

Gentrification: An under-valued area that becomes desirable, resulting in rising property values and changes to demographic and economic conditions of the neighborhood. These changes sometimes include a shift from lower-income to higher-income households, and often there is a change in racial and ethnic make-up of the neighborhood's residents and businesses.

Hillsboro Planning Area: Hillsboro city limits as well as unincorporated areas where the City is ultimately responsible for comprehensive planning and implementing regulations to govern future development per the urban planning intergovernmental agreement and other intergovernmental agreements with Washington County.

Infill Development: Additional development on already developed lots, usually achieved through subdividing the lot or otherwise increasing its density.

Neighborhood Centers: See Design Type Designations in Design & Development Goals and Policies.

New Development: Development of a site that was previously unimproved or that has had previously existing buildings demolished.

Redevelopment: Construction of new structures, expansion or change of existing structures or building footprints, reconfiguration of existing driveways or parking, and site grading related to such additions, changes, or reconfigurations. (CDC 12.01.500)

Regional Centers: See Design Type Designations in Design & Development Goals and Policies.

Renewable Energy: Energy from natural sources that are continually replenished such as sunlight, wind, rain, tides, waves, geothermal heat, and timber when harvested sustainably. Non-renewable energy is energy from a natural resource which is not reproduced, grown, generated, or used on a scale which can sustain the rate of its consumption such as coal, petroleum and natural gas. (Energy & Climate Change Goals and Policies)

Rural Reserves: Lands designated by Metro to be protected from urbanization for 50 years following designation, sometimes including working farms on high value farmland, or significant natural features.

Resource Efficiency: Consideration of the relative efficiency of resource use, re-use, and disposal, including energy, water, and materials. (Energy & Climate Change Goals and Policies)

Town Centers: See Design Type Designations in Design & Development Goals and Policies.

Transit Station Communities: See Design Type Designations in Design & Development Goals and Policies.

Unurbanized: Lands not developed at urban levels or receiving urban services.

Urban Reserves: Lands designated by Metro for urbanization within 50 years following designation.

Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. (Oregon Statewide Planning Goal 14)

Urbanized: Lands developed at urban levels and receiving urban services.

REVIEW HISTORY

Date	Reviewed By
12.2.15 - 1.5.16	Internal Committee Meetings – <i>Comments Incorporated</i>
1.14.16	Technical Advisory Committee – <i>Comments Incorporated</i>
1.21.16	Citizen Advisory Committee – <i>Comments Incorporated</i>
2.3.16	Internal Committee Meeting – <i>Comments Incorporated</i>
2.11.16	Technical Advisory Committee – <i>Comments Incorporated</i>
2.18.16	Citizen Advisory Committee – <i>No Comments</i>
3.29.16	Planning Commission – <i>Comments Incorporated</i>
4.20.16	Proposed draft finalized. <i>Markup indicates significant edits since CAC review.</i>
4.28.16	Citizen Advisory Committee – <i>Comments shown as tracked changes</i>